

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
ALEXANDRIA DIVISION

In re:)	
)	
EAGLE PROPERTIES AND)	
INVESTMENTS LLC)	CASE NO. 23-10566-KHK
)	CHAPTER 7
Debtor)	

**TRUSTEE'S OPERATING REPORT FOR PERIOD FEBRUARY 1, 2025 TO
FEBRUARY 28, 2025**

H. Jason Gold, Trustee, pursuant to the Court's Order entered April 25, 2024 (ECF 424) submits this Monthly Operating Report for the period commencing February 1, 2025 and ending February 28, 2025. Attached to this report are (1) a detailed report of the disposition of the case and the various rental properties; (2) a detailed statement of rent receipts and management fees and expenses for each property from RealMarkets; and (3) other receipts and expenses incurred by the trustee.

Respectfully submitted,

H. JASON GOLD, TRUSTEE

By Counsel

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By: /s/ Dylan G. Trache
Dylan G. Trache, Va. Bar No. 45939

Counsel to the Chapter 7 Trustee



Executive Summary
Asset Management
Eagle Properties and Investments, LLC (23-10566-KHK)
February 2025

there is only one property remaining in the bankruptcy case.

Property Update

The property is vacant and on the market for \$269,900.

Insurance Update

The only property remaining with insurance is 6961 Sterling Road, Harrisburg, Pennsylvania.
The property is insured by State Farm.

Invoices

To the best of my knowledge, all invoices that need to be paid by the bankruptcy estate are being directed or sent to my attention.

Tenant Status

- The property is vacant.

Advanced Funding

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024
- \$1,187.02 - September 2024
- \$3,327.76 – October 2024
- \$1,016.15 – November 2024
- \$250.69 – December 2024
- \$582.17 – January 2025
- \$329.47 – February 2025 (pending)

We will continue to work closely with the Trustee and his counsel for the required approvals.

Sincerely,

Stephen Karbelk

Team Leader RealMarkets, a CENTURY 21 New Millennium team

Court Appointed Asset Manager, Eagle Properties and Investments LLC



Rent Roll and Receipts – February 2025
Eagle Properties and Investments, LLC

Property	Scheduled Rent	February 2025 Rent Received	Comments
6961 Sterling Road, Harrisburg, PA	\$0.00	\$0.00	Tenant moved out in January 2025; property is vacant
Totals	\$0.00	\$0.00	



Insurance Schedule – February 2025
Eagle Properties and Investments, LLC

Property	Insurance Carrier	Status
6961 Sterling Road, Harrisburg, PA	State Farm	Active – 837-5



Income and Expense Analysis – February 2025
Eagle Properties and Investments, LLC

6961 Sterling Road, Harrisburg, PA

Lender: ABL PRC Residential Credit Acquisition

Income	February 2025	Payee	Notes
Rent	\$0.00	Tenant	Vacant
Expenses			
Insurance	\$55.91	State Farm	
Electric	\$119.67	PPL Electric	
Water	\$93.89	PA American Water	
Sewer	\$0.00	Lower Paxton	Not billed
Landscaping	\$60.00	Jake Hicks	Snow Removal
Maintenance	\$0.00		N/A
Other	\$0.00		
Net Proceeds	(\$329.47)		

Inv Ref	Date	Name	Property Address	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property Total
209	02/12/2024	Jake Hicks	6961 Sterling Road, Harrisburg, PA	No	No	Snow Removal	60.00	
210	02/06/2025	PA American Water	6961 Sterling Road, Harrisburg, PA	No	No	Water Bill	93.89	
211	02/23/2025	PPL Electric	6961 Sterling Road, Harrisburg, PA	No	No	Electric Bill	119.67	
212	02/13/2025	State Farm	6961 Sterling Road, Harrisburg, PA	No	No	Insurance	55.91	
						Total Due RealMarkets		329.47